

Exhibit B: CRC Recommendation: Overlake Business and Advanced Technology

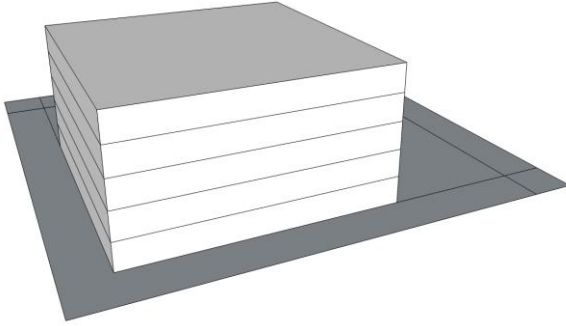
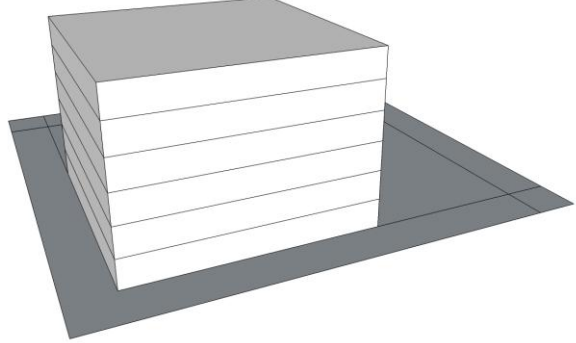
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10 Purpose

The purpose of the Overlake Business and Advanced Technology Zone is to:

- | | |
|---|---|
| <ul style="list-style-type: none">(1) Implement the vision and policies for the Overlake Business and Advanced Technology zone set forth in the Redmond Comprehensive Plan;(2) Provide a high wage employment area that accommodates advanced technology, research and development, corporate offices, high technology manufacturing and similar uses to serve City and regional economic goals;(3) Maintain a campus-like environment with significant areas of trees and open spaces; | <ul style="list-style-type: none">(4) Provide for a low to moderate intensity of development to match available public facilities;(5) Enhance compatibility between the uses in this zone and neighboring residential areas;(6) Encourage walking, bicycling, carpools, vanpools, and transit use; and(7) Provide opportunities for multi-family residential development and limited convenience commercial and service uses to help reduce motor vehicle trips in the area by serving employees from nearby businesses. |
|---|---|

20 Maximum Development Yield

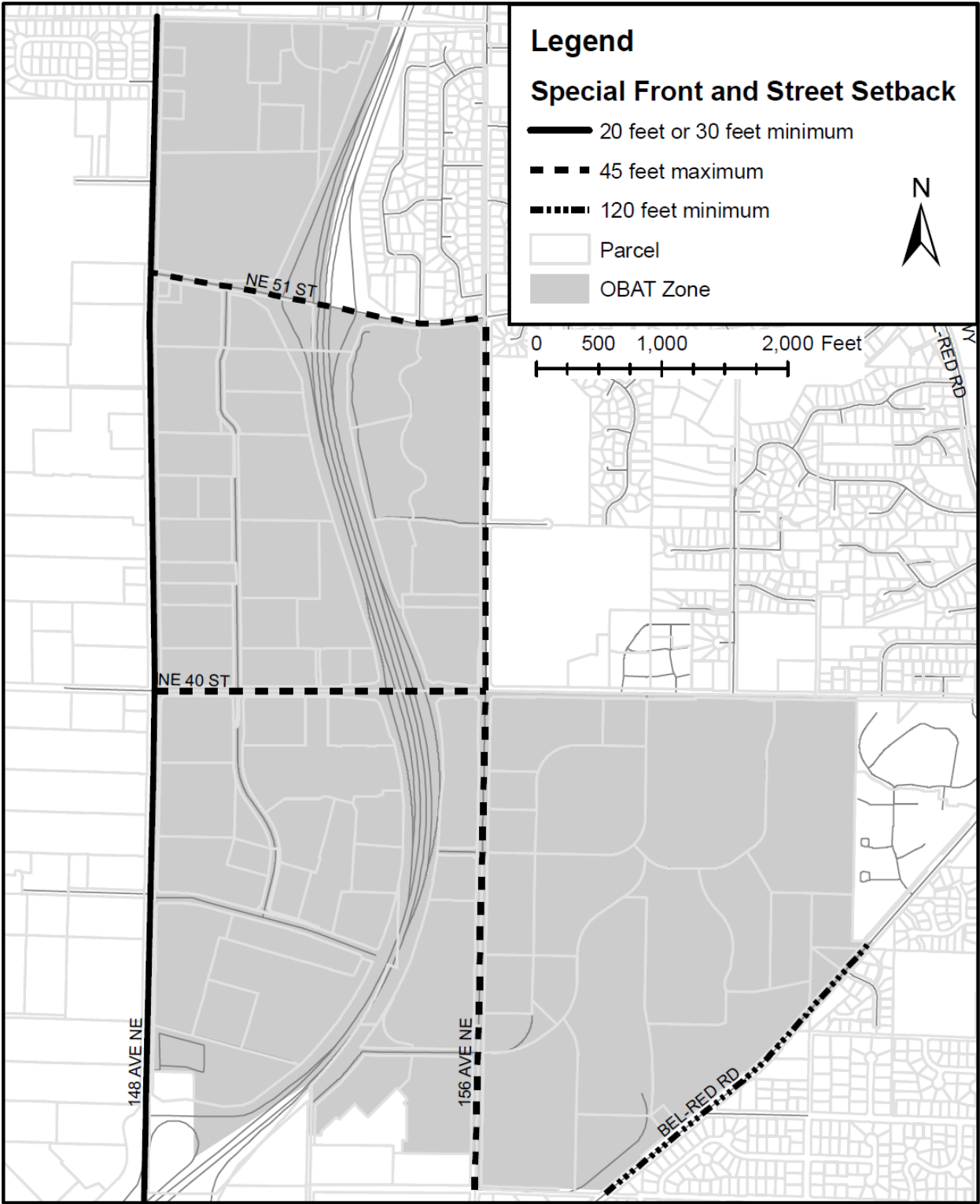
	Base	Bonuses Available, and Quantity	Maximum	Example of a 5-story building with FAR = 1.47	Example of 6-story building with FAR = 1.47
Floor area ratio (FAR)	1.47	None in this example	1.47		
Height	4 stories	TDRs: 1 story	5 stories		

30 Regulations Common to All Uses

30-010 Regulations Common to All Uses Table

	Regulation	Standard	Exceptions
Minimum	Setbacks		<ol style="list-style-type: none"> Improvements less than 30 inches above grade, including decks, patios, walks and driveways, are permitted in setbacks. Fences, landscaping, flagpoles, street furniture, transit shelters and slope stability structures are permitted in setback areas, provided that all other applicable requirements are met. No other structures, including accessory structures, are permitted in setback areas. See Figure 1 below for Front and Street setbacks along 148th Avenue NE. Setbacks shall be: <ol style="list-style-type: none"> 20' for buildings 20' or less in height; or 30' for buildings greater than 20' in height. See Figure 1 below for Front and Street setbacks along Bel-Red Road.
	Front and Street	10	
	Rear	20	
	Side	20	
	Landscaping	20%	
Maximum	Front and Street Setbacks	45	Applies in the locations noted on Figure 1 below only.
	Impervious surface area	80%	
	Height	Varies	
	FAR	Varies	<ol style="list-style-type: none"> All legal lots are allowed the greater of either the maximum allowed FAR or 10,000 square feet of buildings provided all other applicable site requirements are met. The FAR for non-residential and residential uses within a given development are individually calculated and may be added to together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided for.
	Sign category	B	

Figure 1: Special Front and Street Setbacks Map



30-020 Landscaping

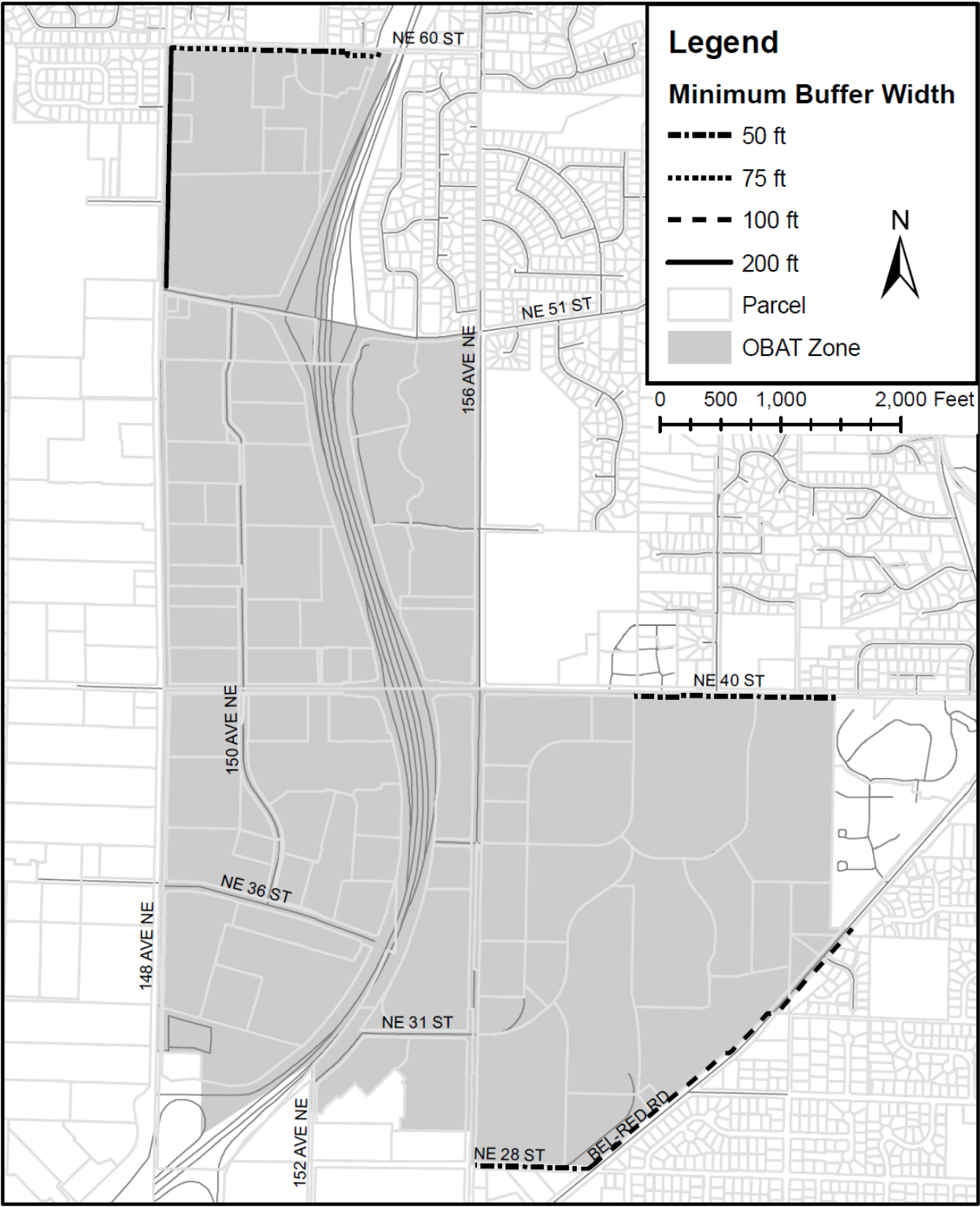
- (1) General Requirement. All setbacks, buffers, open spaces, pervious surfaces, plazas, parks, site and building entrances, pedestrian walkways, service areas and parking lots shall be landscaped with plant materials. Existing vegetation may be maintained and apply toward this standard if the existing vegetation meets the landscaping requirements of this section, is healthy, and is likely to survive development. The requirements specified in **RCDG 20D.40.35 – Landscape Design Standards and RCDG 20D.80.10 Landscaping and Natural Screening**, shall apply. In addition, supplemental landscaping requirements are defined below.
- (2) Plantings along streets. At a minimum, planting strips along streets shall include street trees per the City’s standards for type and species. Where space allows, planting areas should include other vegetation suitable for an urban setting. Tree planting pits on streets that include furniture zones per **30-030 Street Cross Sections** shall be covered with tree grates of a type that meets ADA requirements.
- (3) Buffers.
 - (a) Landscape buffers at least 20 feet in width shall be provided in the locations shown on the Map in Figure 1.
 - (b) The buffers shall be planted with the following materials:
 - (i) Minimum of 1 tree per 200 square feet of buffer area. No more than 40 percent of trees may be deciduous.
 - (ii) Evergreen shrubs, a minimum of 5 gallon in size. The area covered by the shrubs shall equal at least one-third of the buffer frontage.
 - (iii) Groundcover plantings to cover the ground within three years.
 - (iv) Plant materials shall be drought tolerant and at least 50% native species by area.
 - (v) Trees and other plant materials required by this section shall be located so that they effectively buffer the development from bordering residential properties. The buffer need not completely obscure the development; rather it should screen it.
 - (c) Up to 20 percent of the buffer area may be used for streets, driveways, utility crossings, trails or ground level features such as patios. Other structures may not be placed in required buffers.
 - (d) Buffers may be counted towards required open space, required pervious surfaces, setbacks and other requirements in the Use and Bulk Regulations Table that the buffers meet.

INSERT FIGURE 2

(4) Supplemental Buffer Requirements

- (a) Purpose. The purpose of the supplemental buffer requirements is to protect nearby uses from the potential adverse impacts of more intense uses due to noise, glare, and the scale of development in locations where the lots are large enough for greater buffers than required by other provisions of the Redmond Community Development Guide. Buffers shall be required in the locations set forth on the Map in Figure 3.

Figure 3



- (b) The width of all required buffers shall be measured at right angles to the property line. Regardless of right-of-way expansions in the future due to purchases, dedications, the granting of easements, or any other means, the buffer shall be measured from the property line as it existed on July 1, 2010.
- (c) Notwithstanding any other provision of this title, the 100-foot greenbelt along the portion of Bellevue-Redmond Road identified above in Figure 3 shall be planted and maintained so that it blocks vision from the unaided human eye through the greenbelt along both sides of Bellevue-Redmond Road from ground level to a height of 55 feet above the ground surface. This greenbelt shall consist of an evergreen canopy, a middle story of deciduous and evergreen trees, and an understory of shrubs, plants, and smaller trees. While the plants shall be primarily of types native to the area, soils and micro-climate, non-native ornamental plants may also be included.
- (d) Existing significant trees within the buffers and open space shall be retained when possible. Berms within the buffer and open space areas should be planted with a mixture of medium scale evergreen trees and shrubs to provide additional visual buffering to nearby properties.
- (e) The greenbelts and buffers provided for in this section shall comply with the applicable requirements of Chapter 20D.80 RCDG, Landscaping Standards and Tree Protection, and RCDG 20C.60.25-080, Landscaping, Open Space and Buffers, except as specifically provided by this section.

30-030 Street Cross Sections

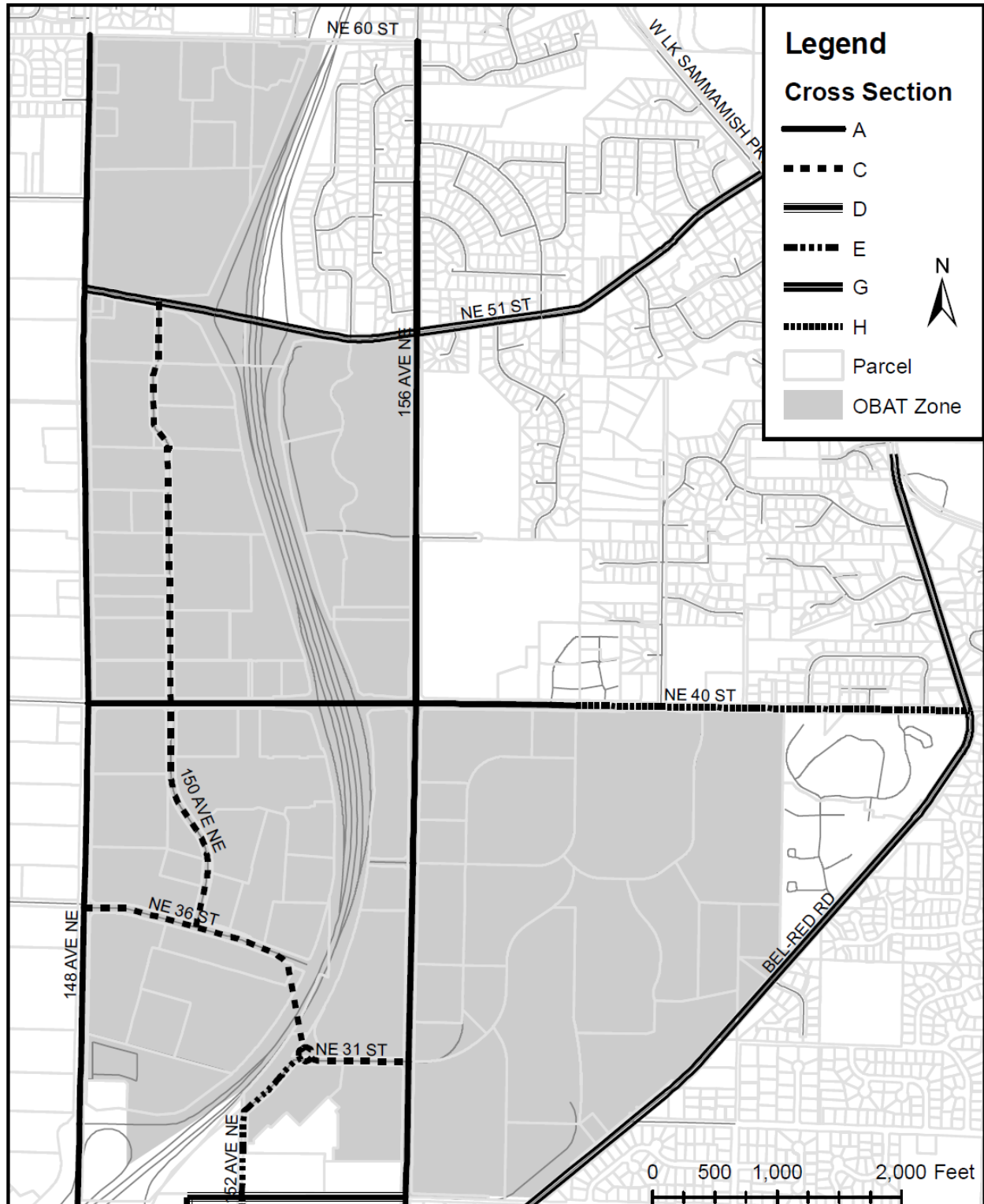
(1) Guidelines for Application

- (a) The Technical Committee shall review and approve each component of the street cross section on a project by project basis and has the authority to alter street cross section widths and uses, including utility locations.
- (b) Street cross section widths apply at the middle of the block.
 - (i) The widths and existence of each component may vary at intersections, as determined by the Technical Committee.
 - (ii) Intersection design shall be based upon the Pedestrian Program Plan and Bicycle System Plan chapters of the TMP, the Bicycle Facilities Design Manual, the City's Construction Specifications and Design standards for Streets and Access, and any corridor study adopted by the City Council for the street(s) in question.
- (c) Provisions of medians and left turn lane access shall be determined on a project-by-project basis, based on traffic speeds, volumes and collision history and using

recognized engineering standards such as those published by AASHTO, ITE, or other recognized authority.

- (d) Utilities, such as power, telephone and cable, shall be placed under the sidewalk.
- (e) When designing multimodal corridors refer to the Modal Integration section of TMP. Corridors shall support all modes.

(2) Location Map and Table



INSERT CROSS SECTION ILLUSTRATION												Notes
	Street Cross Section											
	Southbound/Westbound						Northbound/Eastbound					
	Ped. Zone		Street							Ped. Zone		
Cross Section	Sidewalk	5' Planting Strip	On-Street Parking	Bike Lane	GP Lanes	Median / Two Way Left Turn Lane (5)	GP Lanes	Bike Lanes	On Street Parking	5' Planting Strip or 4' Furniture Zone with Tree Grates	Sidewalk	
A	8	5	0	0	24	12	24	0	0	5	12	1. Separate multi-use path parallel to corridor. 2. Street section shared by Bellevue and Redmond. 3. Outside GP lane 13'. Inside GP lane 11'.
C	6	5	0	5.5	11	12	11	5.5	0	5	6	
E	12	4	8	5	12	14	12	5	8	4	12	1. Interim pending the results of a corridor study conducted in coordination with identification of a light rail alignment by the Sound Transit Board of Directors. 2. Light rail in the corridor would result in the removal of the median and on-street parking.
G	6	5	0	5.5	22	12	22	5.5	0	5	6	
H	8	5	0	0	11	12	11	0	0	5	12	

40 Allowed Uses and Basic Development Standards

40-010 Allowed Uses and Basic Development Standards

The following table (see below) contains the basic zoning regulations that apply to uses in the Overlake Business and Advanced Technology (OBAT) zone. To use the chart, read down the left-hand column titled “Use”. When you have located the use that interests you, read across to find regulations that apply to that use.

Section	Use	Maximum FAR		Maximum Height		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		w/o TDRs	w/ TDRs	w/o TDRs	w/ TDRs		
Residential							
	Multi-Family Structures	1.0	1.0	5	6	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	
	Mixed-Use Residential					Bed (0.75, 0.75)	
	Dormitory					Bedroom (0.5, 1.0)	
	SRO						
General sales or services							
	General Sales or Service	.40	.47	4	5	1,000 SF GFA (2.0, 3.0)	<div>1. The following uses are prohibited:<div>a. Pet and animal sales or services;</div>b. Veterinary services;</div> <div>c. Full-service restaurant; and</div> d. Travel arrangement and reservation services. <div>2. Convenience uses only.</div> <div>3. If open to the general public, use shall:<div>a. Be located in multi-tenant buildings or as part of mixed-use developments;</div>b. Not exceed 20,000 square feet of gross floor area on a single site or 30,000 square feet of gross floor</div>

Section	Use	Maximum FAR		Maximum Height		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		w/o TDRs	w/ TDRs	w/o TDRs	w/ TDRs		
							<p>area on a single site if an athletic club or fitness center is included; and,</p> <p>c. Provide bicycle parking facilities.</p> <p>4. If open only to internal employees, use is not subject to the above constraints.</p> <p>5. Automobile sales, rental and service not allowed except for service to public transit or company-owned vehicles provided the following conditions are met:</p> <p>a. Requires a conditional use permit. See RCDG 20F.40.40 Conditional Uses.</p> <p>b. Service for company-owned vehicles shall be accessory to another use.</p> <p>c. Not permitted within a Transition Overlay.</p> <p>6. Gasoline service requires a conditional use permit. See RCDG 20F.40.40 Conditional Uses.</p> <p>7. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
	Real Estate Services	.40	.47	4	5	1,000 SF GFA (2.0, 3.0)	Property management services only.
Manufacturing and Wholesale Trade							
	Manufacturing and Wholesale Trade	.40	.47	4	5	1,000 SF GFA (2.0, 3.0)	Outdoor storage not permitted.
Transportation, Communication, Information, and Utilities							
	Road, Ground Passenger and Transit Transportation	.40	.47	4	5	1,000 SF GFA (2.0, 3.0)	
	Communications and Information						
	Local Utilities;					Adequate to	Requires a conditional use permit if 40' in height or greater.

Section	Use	Maximum FAR		Maximum Height		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		w/o TDRs	w/ TDRs	w/o TDRs	w/ TDRs		
	Regional Utilities					accommodate peak use	See RCDG 20F.40.40, Conditional Uses
	Large Satellite Dishes/Amateur Radio Antennas	.40	.47	4	5	Adequate to accommodate peak use	See RCDG 20D.170.45, Telecommunications Facilities
	Wireless Communications Facilities						Requires a conditional use permit (See RCDG 20F.40.40, Conditional Uses) and must comply with RCDG 20D.170.45, Telecommunications Facilities.
	Broadcast and Relay Towers						
Arts, Entertainment, and Recreation							
	Arts, Entertainment, and Recreation	.40	.47	4	5	1,000 SF GFA (2.0, 3.0)	
Education, Public Administration, Health Care, and other Institutions							
	Education, Public Administration, Health Care, and other Institutions except those listed below	.40	.47	4	5	See Special Regulations	1. Associations, non-profit organizations, etc. not permitted. 2. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Code Administrator after considering the probable number of employees, etc
	Child Day Care	.47	.47			Employee on maximum shift (1.0, 1.0)	1. Play equipment shall be located no less than 10 feet from any property line 2. Shall not be located closer than 300 feet from existing day care operation in residential zone 3. If built at greater than 0.40 FAR without use of TDRs, deed restrictions shall be placed on building space to require space is used permanently for child day care and no other uses.

Section	Use	Maximum FAR		Maximum Height		Parking ratio: unit of measure (min. required, max. allowed)	Special Regulations
		w/o TDRs	w/ TDRs	w/o TDRs	w/ TDRs		
	Religious Institutions	.40	.47			<p>Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2)</p> <p>Other uses: 1,000 sq ft gfa (2.0, 3.0)</p>	<ol style="list-style-type: none"> 1. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments) 2. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way. 3. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. 4. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP) 5. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet. 6. Requires a conditional use permit if 750 seats or greater. See RCDG 20F.40.40, Conditional Uses
Construction-Related Businesses							
	Construction-Related Businesses	.40	.47	4	5	1,000 SF GFA (2.0, 3.0)	Shall not include a showroom open to the general public.

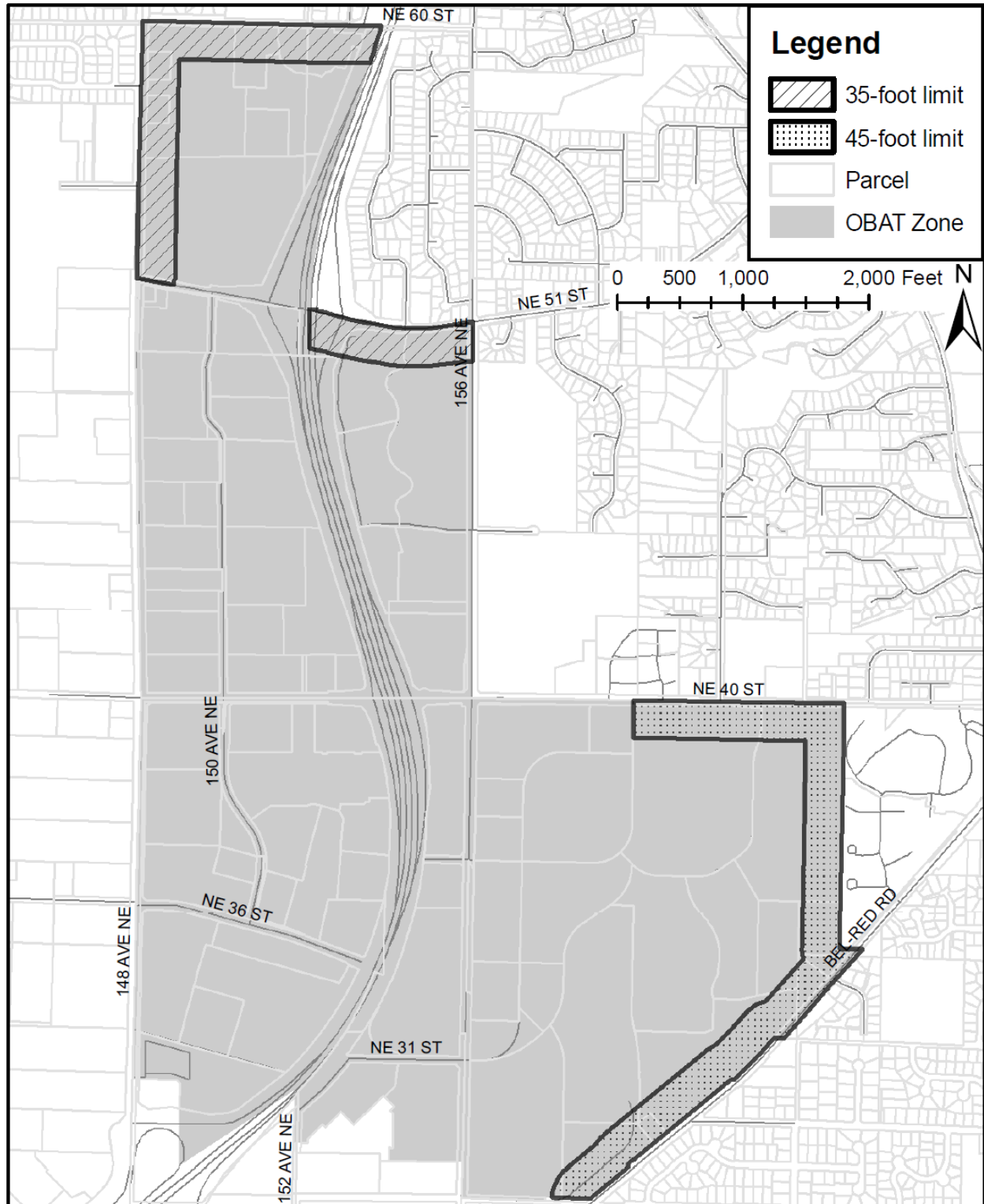
40-020 Commercial Floor Area Limit

Development in Overlake shall be subject to the provision of BROTS, as originally executed to cap commercial development at a total of 15.4 million square feet through 2012.

40-030 Building height

- (1) Height Tradeoff. The maximum building height on a site may be exceeded when building height reductions are required at building edges, along a street or park, to achieve better design and stepped building height through the development approval process. The amount of floor area that is allowed to exceed the prescribed maximum building height (without use of bonuses or transfer of development rights) shall not exceed the floor area that was removed or omitted to create the stepped building facade and shall not exceed one additional floor above the prescribed maximum building height.
- (2) Height Limit Overlay.
 - (a) Purpose. This section establishes special height limits as shown on the Height Limit Overlay Map. The intent of this requirement is to promote compatibility on the edges of zones that allow more intense uses than abutting zones and to minimize adverse impacts such as glare.

(b) Height Limit Overlay Map



- (c) Requirements.
 - (i) The Height Limit Overlay Map shows limits on maximum height for structures located within 300 feet of the OBAT Zone boundary with lower intensity zones.
 - (ii) Forty-Five-Foot Height Limit Overlay. Within this overlay, maximum structure height shall be 45 feet or three stories, whichever is lower.
 - (iii) Thirty-Five-Foot Height Limit Overlay.
 - (A) Within this overlay, maximum structure height shall be 35 feet.
 - (B) The maximum structure height may be increased up to 45 feet if at least one of the following features are provided:
 - 1. At least one quarter of the on-site parking is provided in underground parking structures.
 - 2. The existing grade under the proposed structure pad is at least 10 feet below the grade at the property lines of all properties that border or are across the street from the development site.
 - 3. Transfer of development rights are used to increase structure height.
- (3) Allowed structure height may be further increased within this overlay if the following conditions are met:
 - (a) The modified building height does not exceed the maximum height permitted by the 40-010 Use and Basic Development Standard Table.
 - (b) The proposal with the height allowance will provide an equivalent or better transition to lower height residential zones as the limit imposed through the height overlay. Permit decision-maker may consider:
 - (i) Landscape features such as retention or enhancement of vegetation;
 - (ii) Building design features such as massing or roofline;
 - (iii) Site design features such as use of landscaped berms; or
 - (iv) Other features that meet the intent of this section.

40-040 Parking

- (1) Developments may provide parking in excess of the maximum allowed parking standard, provided the excess parking is also available at all times to the general public, and there is signage at the facility to inform users which parking stalls are available for public use.
- (2) The Technical Committee may consider parking at a ratio as low as 1.5 per 1,000 if a covenant is recorded with the property which limits the uses to warehouse uses and/or limits the number of employees permitted in a building or project.

40-050 Residential Usable Open Space

- (1) General Requirement. The minimum residential usable open space requirement establishes the minimum percentage of a development that must be set aside to provide usable open space for residents. Every development that includes residences shall provide usable open space in an amount equal or greater than 6.25 percent of the gross residential floor area.
- (2) Alternatives for configuration of the total amount of usable open space.
 - (a) Common open space is open space that is open to all residents. It includes landscaped courtyards or decks, gardens with pathways, children's play areas, and other multi-purpose recreational or green spaces. Except for rooftop decks, it may be used to meet 100 percent of the usable open space requirement.
 - (b) Common open space shall be large enough to provide functional leisure or recreational activity as determined by the Technical Committee. The average minimum dimension shall be 20 feet, with no dimension less than 12 feet.
 - (c) Private open space is open space that is not open to all residents. It includes balconies, patios and other multi-purpose recreational or green spaces. It may be used to meet up to 50 percent of the open space requirement. Private open spaces shall be at least 50 square feet, with no dimension less than five feet.
 - (d) Rooftop open space may be used to meet up to 50 percent of the usable open space requirement, except for rooftop open space described in subsection (e) below.
 - (e) In some circumstances, a rooftop may be accessible from street grade because of significant slopes on a site. In such instances, rooftop open space built at street grade and open to the general public may be used to meet 100 percent of the usable open space requirement.
- (3) Combining Usable Open Space and Pedestrian Access. Parking areas, driveways and pedestrian access other than pedestrian access required by Washington State Rules and Regulations for Barrier-Free Design shall not be counted as usable open space, except

any pedestrian path or walkway traversing through the open space if the total width of the common usable open space is 18 feet or wider.

50 Capacity Phasing

- (1) The purpose of this section is to allow for increases in nonresidential development capacity over time by linking increases in maximum permitted nonresidential floor area ratio to progress on mode-split goals, improvements to transportation facilities or services, increased residential development in the neighborhood, and the adequacy of parks, emergency services and other services needed for a daytime population.
- (2) Increase to 0.47/0.55 FAR. The maximum permitted nonresidential floor area ratio in the Overlake Business and Advanced Technology zone shall be increased as follows when the Code Administrator determines a minimum of 10 points are achieved as defined in Table 1 of this section.
 - (a) Without use of TDRs: from 0.40 to 0.47
 - (b) With use of TDRs: from 0.47 to 0.55
- (3) Increase to 0.55/0.62 FAR. The maximum permitted nonresidential floor area ratio in the Overlake Business and Advanced Technology zone shall be increased as follows when the Code Administrator determines a cumulative total of 20 points are achieved as defined in Table 1 of this section.
 - (a) Without use of TDRs: from 0.47 to 0.55
 - (b) With use of TDRs: from 0.55 to 0.62

Table 1
Overlake Business and Advanced Technology Capacity Phasing Triggers

Event	Points
Each increment of 250 residential dwellings permitted in Overlake after October 20, 2009.	3
Overlake Village Park (2.5 acres minimum): project fully funded	1
Overlake Village Park (2.5 acres minimum): land acquired or dedicated	1
Overlake Village Park (2.5 acres minimum): operational	1
Overlake Village Regional Stormwater Facility 1: project fully funded	1
Overlake Village Regional Stormwater Facility 1: land acquired or dedicated	1
Overlake Village Regional Stormwater Facility 1: operational	1
Overlake Village Regional Stormwater Facility 2: project fully funded	1

Event	Points
Overlake Village Regional Stormwater Facility 2: land acquired or dedicated	1
Overlake Village Regional Stormwater Facility 2: operational	1
King County Metro RapidRide service operational in Overlake	3
Sound Transit Bus Rapid Transit service operational in Overlake	3
Other transit or shuttle connections between employment campuses in OBAT and retail and service locations in the Overlake Village subarea at 30 minute or better frequencies from 8:00 AM to 7:00 PM	3
East Link Light Rail Segment D: preliminary design complete	2
East Link Light Rail Segment D: construction contract awarded	4
East Link Light Rail Segment D: operational	5
East Link Light Rail Segment E: preliminary design complete	1
East Link Light Rail Segment E: construction contract awarded	3
East Link Light Rail Segment E: operational	4
Overlake Access Project (slip ramp): preliminary design complete	1
Overlake Access Project (slip ramp): construction contract awarded	3
Overlake Access Project (slip ramp): operational	4
148 th Avenue NE Corridor Improvements Phase I: preliminary design complete	1
148 th Avenue NE Corridor Improvements Phase I: operational	2
West Lake Sammamish Parkway Improvements (TFP project RED-BROTS-031): operational	2
NE 40 th Street Non-Motorized Bridge: operational	2
SR 520 Trail Grade Separation at NE 40 th and NE 51 st Streets: operational	2
Overlake Wayfinding Program: Tier 1 Directional Signs installed	1
Overlake CTR-affected employers' average non-single-occupancy-vehicle mode split of 45%	5
Overlake CTR-affected employers' average non-single-occupancy-vehicle mode split of 50%	5

60 References

For information on how to measure various site requirements like height and setbacks, see [Site Requirements Measurement](#).

See _____, **Applicable Development Standards** for information on other standards that may apply to you.

See also:

20D.30, Affordable Housing

20D.40, Design Standards

20D.80, Landscaping and Tree Protection

20D.90, Exterior Lighting Requirements

20D.95, Limitations on External Effects of Uses (Performance Standards)

20D.120, Outdoor Storage and Service Areas

20D.130, Parking Standards

20D.230, Transition Overlay Areas

20D.240, Transit Supportive Development